

Exhibit "A"

Property Description

State of Texas
Counties of Zavala

494.53 Acre Tract
Tract 1

Field notes of a 494.53 acre tract of land, more or less, being part of the same tract as described in Deed conveyance from J. H. Speer & Dewey Speer to John Leddy Jones, recorded in Volume 59, Pages 153-154 of the Deed Records of Zavala County, Texas, and in Volume 97, Pages 385-386 of the Deed Records of Dimmit County, Texas;

V V
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L L

Said 494.53 acre tract is comprised of a portion of Survey No. 47, I&GN RR Co. Survey, A-356, Block 3, Certificate 2637, containing 670.80 acres of land, more or less, is situated in Zavala County, approximately 20.5 miles west of the town of Dilley and is described by metes and bounds as follows:

BEGINNING at a steel fence corner post within said Zavala County, at the common corner of said Survey 47, I&GN RR Co. Survey No. 46, Abstract 355, I&GN RR Co. Survey No. 51, Abstract 360, and I&GN RR Co. Survey No. 50, Abstract 359, for the northeast corner of this tract;

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9 4

THENCE S 00° 36' 02" W along the east line of this tract, the common line of said Surveys 47 & 50, a distance of 4085.74 ft. to a 5/8" iron rod set at the northeast corner of another 494.53 acre tract (Tract 2), just surveyed, for the southeast corner of this tract;

THENCE N 89° 27' 19" W along the south line of this tract, the north line of said other 494.53 acre tract (Tract 2), and crossing said Survey 47, a distance of 5265.72 ft. to a 5/8" iron rod set in the west line of said Survey 47, the east line of I&GN RR Co. Survey No. 40, Abstract 349, and at the northwest corner of said other 494.53 acre tract (Tract 2), for the southwest corner of this tract, whence a steel fence corner post found at the common corner of said Surveys 47, 48, 40 and I&GN RR Co. Survey No. 39, Abstract 348, bears S 00° 24' 45" W, a distance of 1193.63 ft.;

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THENCE N 00° 24' 45" E along the west line of this tract, and the common line of said Surveys 47 & 40, a distance of 4085.75 ft. to a steel fence corner post at the common corner of said Surveys 47, 40, 46, and I&GN RR Co. Survey 41, Abstract 350, for the northwest corner of this tract;

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3 8

THENCE S 89° 27' 19" E along the north line of this tract, and the common line of said Surveys 47 & 46, a distance of 5279.13 ft. to the POINT OF BEGINNING, containing 494.53 acres, more or less.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1927, South Central Zone.

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 18th day of May, 2023.



Nathan J. Eby
Registered Professional Land Surveyor
Texas Registration No. 6198

DG - 230313
A plat was prepared in conjunction with this description.

